Superfund Redevelopment Initiative

SITE REDEVELOPMENT PROFILE

Pemaco Maywood Superfund Site

Maywood, California

View of Maywood Riverfront Park today, including walkways, pavilions and stormwater management features. (*Source:* EPA)

Site Location: 5050 Slauson Boulevard, Maywood, California 90270

Size: 4 acres

Existing Site Infrastructure: Stormwater management features and utilities are located on site.

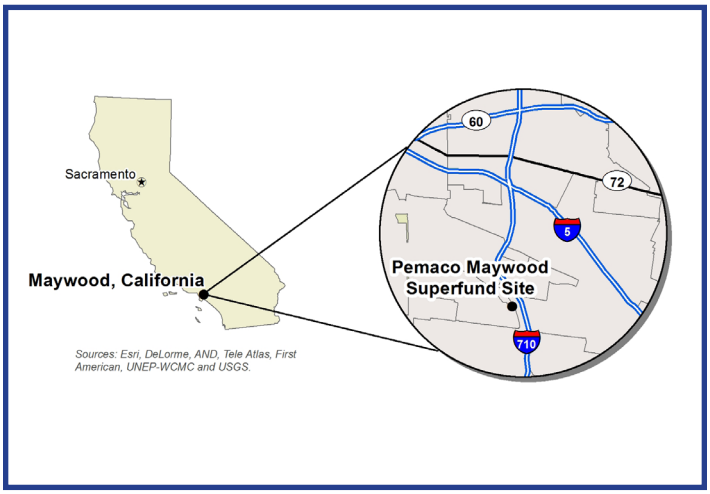
Current Site Uses: Recreational reuse – the site is part of Maywood Riverfront Park.

Use Restrictions: A land use covenant for the site, recorded in September 2019, prohibits residential site uses, groundwater use and any activity that interferes with the site remedy. City zoning for the site property is parkland.

Surrounding Population: About 27,500 people live in Maywood, California.

Close collaboration by EPA, Maywood city government (City), The Trust for Public Land, and regional and state stakeholders including the California Environmental Protection Agency's Department of Toxic Substances Control, resulted in the cleanup and revitalization of the Pemaco Maywood Superfund site. The City and The Trust for Public Land planned to revitalize former industrial lands along the Los Angeles Riverfront as part of the Los Angeles River Greenway Project. Eight parcels along the river in Maywood, including the 4-acre site, were the best-situated lands for the project. Today, the site is part of Maywood Riverfront Park, which provides much-needed athletic and recreation facilities in a densely populated urban area.

A chemical mixing facility operated on site from the 1940s until 1991. In 1993, a fire destroyed the plant. Following the fire, an EPA investigation found hazardous chemicals in site soil and groundwater. In 1997, EPA implemented measures to stabilize the site, including the demolition of site infrastructure and removal of storage tanks. Following an expanded site assessment, EPA added the site to the Superfund program's National Priorities List (NPL) in 1999.



Location of the site in Maywood, California.

Recreational reuse of the site was a top community priority from the outset. EPA considered that reuse goal throughout all phases of remedial design

SITE HISTORY AND REDEVELOPMENT TIMELINE

1940s - 1991	A chemical mixing facility operated on site.
1993	A fire destroyed the former chemical mixing facility on site.
1997	Early cleanup activities began.
1999	EPA added the site to the NPL.
2005	EPA selected the long-term remedy to address site contamination; remedy construction began.
2005 - 2006	Construction of Maywood Riverfront Park, with coordinated assistance provided by The Trust for Public Land and other agencies.
2007	Groundwater and vapor extraction and treatment systems started operating.
April 2008	EPA completed treatment of subsurface soil and groundwater using thermal heating.
May 2008	Maywood Riverfront Park opened to the public.
2017	The City completed installation of rubberized surfacing for the park's playground.
November 2018	Extension of Maywood Riverfront Park opened to the public.
September 2019	Land use covenant recorded to protect the remedy and site users in the long term.

and implementation. For example, EPA adjusted the placement of the site's groundwater treatment facility to accommodate park facilities. The City, The Trust for Public Land, EPA, and regional and state stakeholders worked together closely to make sure that the site remedy would be in place in time for the scheduled construction and completion of the park.

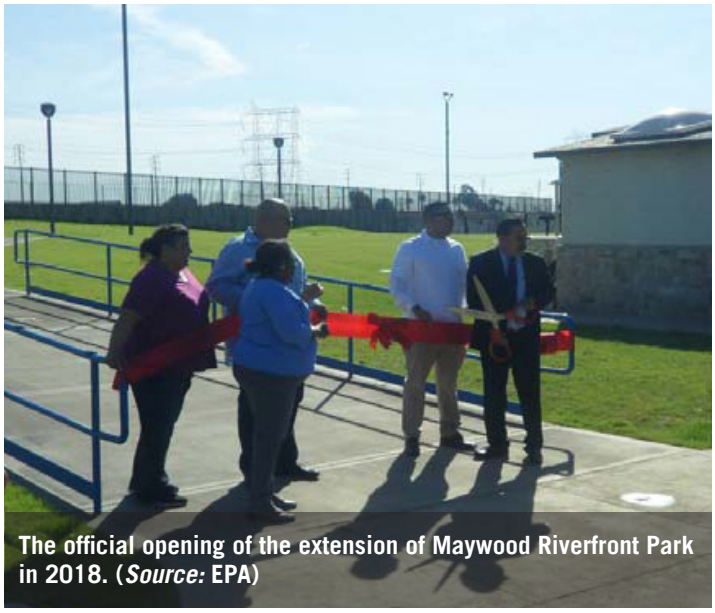
Park construction included removal of several hot spots of contaminated soil along the northern edge of the site property as well as capping, grading and revegetation of several areas. EPA finished treating the most-contaminated soil using electrical resistive heating in 2008. A carbon-based treatment system for soil vapors and groundwater remains in operation. A solar-powered energy system provides supplemental energy to the treatment plant. The 3.4-kilowatt system produces about 5,600 kilowatt-hours annually, reducing carbon dioxide emissions by about 3.3 tons each year. A 2019 land-use covenant prohibits residential uses of the site property. The covenant also protects the remedy components constructed at the site, prohibits groundwater use and provides continued access for regulatory agencies monitoring site conditions.

Maywood Riverfront Park opened in May 2008. The full park is sited on eight former industrial properties, including the Pemaco Maywood site, and two public rights-of-way. The park's design included green infrastructure elements to manage stormwater. These features naturally direct and clean stormwater, prevent erosion, and reduce the need for more expensive traditional infrastructure. For example, the park includes stormwater retention basins that double as attractive landscape features. Vegetated berms create natural breaks between open spaces, slowing overland water flows and capturing stormwater in directed channels. The berms guide stormwater into vegetated bioswales, which slow water transport, reducing the potential for erosion and facilitating groundwater recharge.

The park includes soccer fields, basketball courts, a play area, restrooms, bicycle paths, native plant landscaping and picnic areas. It also hosts community events such as the annual Maywood Summer Music Festival. One of only two large parks available to area residents, Maywood

PICTURES OF THE SITE: BEFORE AND AFTER

Subgrade earthwork on site. (*Source:* EPA)



The official opening of the extension of Maywood Riverfront Park in 2018. (*Source:* EPA)

Rolling out geotextile material and covering with clean fill. (*Source:* EPA)

Paved walkways in Maywood Riverfront Park. (*Source:* EPA)

Hydroseed application on site. (*Source:* EPA)

View of a pavilion in Maywood Riverfront Park. (*Source:* EPA)

View of the Maywood Riverfront Park. (*Source:* EPA)

Riverfront Park has greatly increased recreational amenities in an underserved community. The City has installed other smaller park centers since 2008. This multi-use green space also helps restore community connections to nature.

Upon completion of surface soil cleanup activities in the southern two-acre parcel of the site in 2018, EPA worked with the City to make this additional space available for expansion of the Maywood Riverfront Park. In the former area of electrical resistive heating to clean the soil, and directly south, the City performed several park improvement tasks. These included installing a lighting system, installing park amenities such as barbecue facilities, gazebos and picnic benches, building paved walkways and an irrigation system, and installing vegetation screens along the Los Angeles River bike path wall. The City implemented park improvements concurrently with EPA soil remedial work to optimize use of time and resources. Cleanup included placement of the cap over the former electrical resistive heating area, regrading the site for park use, laying down a geotextile membrane barrier and placement of 12 inches of clean soil over the entire area. Special care was taken to adjust the height of remedial and monitoring wells to allow continued access without being obtrusive in the recreational environment. EPA transfered operation of the treatment system to the State of California in August 2018. The site's land use covenant was recorded in September 2019.

The Pemaco Maywood Superfund site is an excellent example of how public-private partnerships and coordinated remedial and reuse planning efforts can bring about long-term benefits for communities. Thanks to continued communication between site stakeholders, this project, which was already a reuse success story, has added another chapter with expanded recreational use opportunities.

FOR MORE INFORMATION

Frank Avvisato | (703) 603-8949
avvisato.frank@epa.gov

Grace Ma | (415) 972-4212
ma.grace@epa.gov

Lori Parnass | (818) 717-6546
lparnass@dtsc.ca.gov

Rose Marie Caraway | (415) 972-3158
caraway.rosemarie@epa.gov